



ORDINANCE NO. 2010-04-01

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2
3 An ORDINANCE relating to land use; removing the urban holding overlay zone in certain
4 areas of the Vancouver Urban Growth Area.

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6 WHEREAS, in September of 2007 by Ordinance 2007-09-13, the Board enacted an updated
7 comprehensive land use plan pursuant to the state Growth Management Act, which revised plan
8 included expanded urban growth areas (UGA's) which all were placed under the urban holding
9 overlay zone; and,

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11 WHEREAS, in March of 2010 the Board directed staff to initiate a process for removing the urban
12 holding overlay zone in an area added to the northern portion of the Vancouver Urban Growth Area
13 referred to in the comprehensive plan as Pleasant Valley; and,

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15 WHEREAS, on May 4, 2007 the county Responsible Official adopted the Final Environmental
16 Impact Statement for the 2007 plan update as the environmental review document for this
17 proposal; no timely administrative challenge to this procedural determination was filed with the
18 Board; and

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20 WHEREAS, the Clark County Planning Commission held a duly advertised public hearing on the
21 matter on March 18, 2010, and has forwarded its recommendation to the Board; and,

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23 WHEREAS, following its own duly advertised public hearing on March 30, 2010, the Board
24 approved Resolution No. 2010-03-16 authorizing the execution of a development agreement with
25 WSU-Vancouver to participate in the funding of intersection improvements at NE 119th Street and
26 NE 50th Avenue; and

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28 WHEREAS, the Board concludes that completion of needed intersection improvements at NE 119th
29 Street and NE 50th Avenue are reasonably funded through the county 6 Year Transportation
30 Improvement Plan and through the development agreement; and

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32 WHEREAS, removal of the urban holding overlay zone is otherwise in the public interest; now,
33 therefore,

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35 BE IT ORDERED AND RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS
36 OF CLARK COUNTY, STATE OF WASHINGTON, as follows:

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38 Section 1. Comprehensive Plan Criteria

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40 Chapter 13 of the county's Comprehensive Growth Management Plan sets out criteria (at pages
41 13-6 to 13-7) for removing the urban holding overlay zone in the subject portion of the Vancouver
42 UGA, as follows:

- 43
44 1. "The urban holding designation may be removed pursuant to Clark County Code
45 40.560.010 (J) upon satisfaction of the following subarea specific criteria and with the
46 execution of the generic covenant indicating that the owner or any subsequent owner of
47 property shall support annexation to a city, including but not limited to Battle Ground,
48 Ridgefield, Vancouver or a newly incorporated city, that provides urban services, is
49 executed prior to preliminary development approval:

50
51 Other: Includes West Fairgrounds, East Fairgrounds and Pleasant Valley.

1
2 i) Determination that the completion of localized critical links and intersection
3 improvements are reasonably funded as shown on the county 6 Year Transportation
4 Improvement Plan or through a development agreement.”
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7 **Section 2. Findings**

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9 The following findings address the comprehensive plan criteria:

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11 **2.1 Community Development staff has established a procedure to ensure that generic annexation**
12 **covenants are executed prior to preliminary development approval for all parcels in the Pleasant**
13 **Valley urban holding area.**

14
15 **2.2 The transportation facilities analysis identified one intersection improvement needed to serve**
16 **the Pleasant Valley urban holding sub-area which was not likely to get built through private**
17 **development financing under the county's concurrency program. This intersection is NE 119th St**
18 **and NE 50th Avenue. Intersection improvements to NE 119th St and NE 50th Avenue are scheduled**
19 **to be completed within six years as part of the NE 119th Street – Salmon Creek to NE 72nd Avenue**
20 **project in the 2010 – 2015 Transportation Improvement Program.**

21
22 **Section 3. Final action**

23 This is a final county action implementing area wide zoning changes.
24

25 **Section 4. Effective date**

26 This resolution shall take effect at 8:00 a.m. on the 7th day of April, 2010.
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28 **Section 5. Instructions to Clerk**

29 The Clerk to the Board shall:
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- 31 1. Transmit a copy of this ordinance to the Washington State Department of Commerce within
32 ten days of its adoption pursuant to RCW 36.70A.106.
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- 34 2. Transmit a copy of the adopted ordinance to Clark County Geographic Information
35 Systems, Clark County Community Development, Clark County Community Planning, and
36 Clark County Public Works.
37
- 38 3. Record a copy of this ordinance with the Clark County Auditor.
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- 40 4. Cause notice of adoption of this ordinance to be published forthwith pursuant to RCW
41 37.70A.290.

1
2 ADOPTED this 6 day of April, 2010.

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5 Attest:

6
7 *Joanne Richards*
8
9 Clerk to the Board

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11 Approved as to Form Only:

12
13 _____
14 ARTHUR D. CURTIS
15 Prosecuting Attorney

16
17
18 By: *Christine Cook*
19 Christine Cook
20 Deputy Prosecuting Attorney
21

BOARD OF COUNTY COMMISSIONERS
FOR CLARK COUNTY, WASHINGTON

By: _____
Steve Stuart, Chair

By: *Tom Mielke*

Tom Mielke, Commissioner

By: *Marc Boldt*

Marc Boldt, Commissioner